

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Syed Hyder, President of SMH Homes, LLC, owner of the 6.732 acre tract shown on this plat, being a portion of the same tract of land as conveyed in the Deeds Records of Brazos County in Volume 3948, Page 159, and designated herein as Porter's Meadow Phase I, in the City of Bryan, Texas and whose name is subscribed hereto dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purposes identified.

Syed Hyder, President  
SMH Homes, LLC

STATE OF TEXAS  
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared, Syed Hyder, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF BRAZOS

I, Brad Kerr, Registered Public Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground.

Brad Kerr, R.P.L.S. No. 4502

APPROVAL OF THE CITY PLANNER

I, \_\_\_\_\_, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Planner, Bryan, Texas

CERTIFICATE OF CITY ENGINEER

I, \_\_\_\_\_, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by said Commission.

Chair, Planning & Zoning Commission, Bryan, Texas

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in the Official Records of Brazos County in Volume \_\_\_\_\_ Page \_\_\_\_\_.

County Clerk, Brazos County, Texas

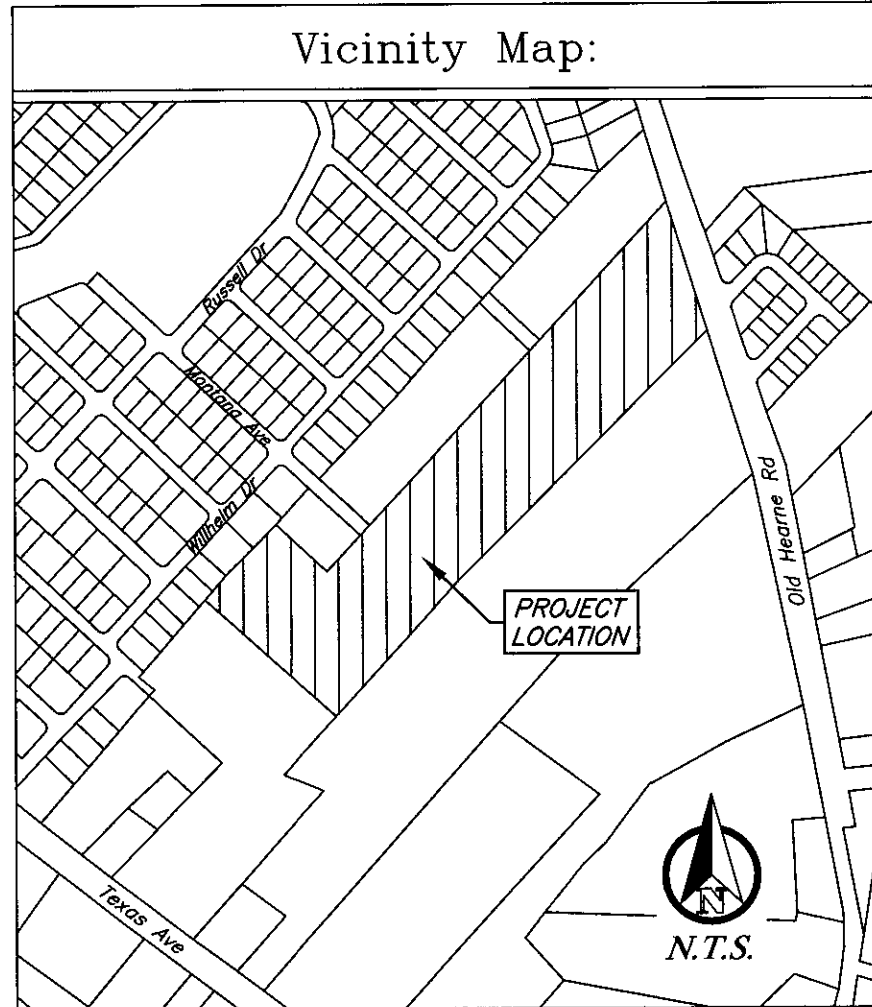
General Notes:

- Bearing system shown hereon is based on Grid North as established from City of Bryan G.P.S. monuments.
- This property is currently zoned RD-5, Residential District 5000.
- Iron rods will be set at all angle points and lot corners, unless stated otherwise.
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0185E, effective May 16, 2012 and Map No. 48041C0205F, effective April 2, 2014.
- Building setback lines to be in accordance with the City of Bryan Site Development Ordinance for the RD-5 Zoning District.
- Porter's Meadow Home Owner's Association (HOA) shall be responsible for the maintenance of all common areas and detention facilities.

| CURVE TABLE |        |         |             |                 |              |         |
|-------------|--------|---------|-------------|-----------------|--------------|---------|
| CURVE #     | LENGTH | RADIUS  | DELTA       | CHORD DIRECTION | CHORD LENGTH | TANGENT |
| C1          | 39.27' | 25.00'  | 90° 00' 00" | N 89° 47' 25" W | 35.36'       | 25.00'  |
| C2          | 16.90' | 50.00'  | 19° 22' 11" | S 5° 31' 30" W  | 16.82'       | 8.53'   |
| C3          | 52.36' | 50.00'  | 59° 59' 57" | S 34° 09' 35" E | 50.00'       | 28.87'  |
| C4          | 41.09' | 50.00'  | 47° 05' 14" | N 87° 42' 10" W | 39.94'       | 21.79'  |
| C5          | 41.09' | 50.00'  | 47° 05' 14" | N 45° 12' 35" E | 39.94'       | 21.79'  |
| C6          | 41.09' | 50.00'  | 47° 05' 14" | N 1° 52' 39" W  | 39.94'       | 21.79'  |
| C7          | 52.36' | 50.00'  | 59° 59' 57" | N 55° 25' 15" W | 50.00'       | 28.87'  |
| C8          | 16.90' | 50.00'  | 19° 22' 11" | S 84° 53' 41" W | 16.82'       | 8.53'   |
| C9          | 39.27' | 25.00'  | 90° 00' 00" | N 0° 12' 35" E  | 35.36'       | 25.00'  |
| C10         | 39.27' | 25.00'  | 90° 00' 00" | N 89° 47' 25" W | 35.36'       | 25.00'  |
| C11         | 34.29' | 50.00'  | 39° 17' 20" | S 4° 26' 05" E  | 33.62'       | 17.85'  |
| C12         | 41.83' | 50.00'  | 47° 55' 55" | S 48° 02' 42" E | 40.62'       | 22.23'  |
| C13         | 36.52' | 50.00'  | 41° 51' 10" | N 87° 03' 46" E | 35.72'       | 19.12'  |
| C14         | 36.52' | 50.00'  | 41° 51' 10" | N 45° 12' 35" E | 35.72'       | 19.12'  |
| C15         | 36.52' | 50.00'  | 41° 51' 10" | N 3° 21' 25" E  | 35.72'       | 19.12'  |
| C16         | 41.83' | 50.00'  | 47° 55' 55" | N 41° 32' 07" W | 40.62'       | 22.23'  |
| C17         | 34.29' | 50.00'  | 39° 17' 20" | S 85° 08' 45" E | 33.62'       | 17.85'  |
| C18         | 39.27' | 25.00'  | 90° 00' 00" | N 0° 12' 35" E  | 35.36'       | 25.00'  |
| C19         | 13.57' | 100.00' | 7° 46' 38"  | S 67° 29' 59" W | 13.56'       | 6.80'   |
| C20         | 4.31'  | 3.00'   | 82° 13' 22" | S 22° 29' 59" W | 3.95'        | 2.62'   |
| C21         | 4.71'  | 3.00'   | 90° 00' 00" | S 63° 36' 41" E | 4.24'        | 3.00'   |

| LINE TABLE |        |                 |
|------------|--------|-----------------|
| LINE #     | LENGTH | DIRECTION       |
| L1         | 31.76' | S 44° 47' 25" E |
| L2         | 31.76' | N 44° 47' 25" W |
| L3         | 16.88' | S 44° 47' 25" E |
| L4         | 16.88' | N 44° 47' 25" W |
| L5         | 12.81' | N 45° 12' 35" E |
| L6         | 25.65' | S 71° 23' 19" W |
| L7         | 1.11'  | S 18° 36' 41" E |
| L8         | 7.99'  | S 71° 23' 19" W |
| L9         | 30.81' | S 71° 23' 19" W |
| L10        | 8.00'  | N 18° 48' 00" W |

Inset A  
Scale: 1"=10'



FINAL PLAT

Porter's Meadow Phase I

6.732 Acres  
Portion of Reserve Tract  
Marvin M. Porter's Subdivision  
Stephen F. Austin No. 10 League, A-63  
Bryan, Brazos County, Texas  
February 2015

Owner:  
SMH Homes, LLC  
911 Winged Foot Dr.  
College Station, TX 77845

Surveyor:  
Kerr Surveying, LLC  
409 N. Texas Ave.  
Bryan, TX 77803  
979-268-5195

Engineer:  
14 Engineering  
PO Box 5192  
Bryan, TX 77805  
979-739-0567  
TBPE F-9951